

**Approved**

**MINUTES OF SPECIAL MEETING**

**Pawtucket Redevelopment Agency**

**175 Main Street, Pawtucket, RI 02860**

**August 30, 2011 @ 12:15 p.m.**

**1. ROLL CALL:**

**Chairman William F. Harty, Jr., called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present:, Larry Monastesse, Roger Lemoie, John Baxter.**

**Also present were: Barney S. Heath, Assistant Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Richard Lavallee, Fiscal Manager, Linda Dewing, Places & Spaces Realty, Eduardo Farietta, McDevitt Building, Thomas Mann, Pawtucket Foundation, Thomas Lazieh, The Blackstone.**

**2. PUBLIC INPUT:**

**None**

**3. MINUTES OF PREVIOUS MEETING:**

**Upon a motion by Mr. Lemoie, seconded by Mr. Baxter, the minutes**

from July 26, 2011 PRA meeting were unanimously approved.

#### **4. BILLS:**

Upon a motion by Mr. Lemoie, seconded by Mr. Baxter and unanimously approved, bills totaling \$122,715.67 were approved for payment.

#### **5. REPORTS:**

##### **(A) Residential Rehabilitation Loan Program:**

Ms. Elliott reported that calls for applications have picked up due to the ads that were run in the Valley Breeze.

##### **(B) Loan Delinquencies:**

Mr. Heath stated that someone will be in at the next agency meeting from the Women's Development Corporation regarding their outstanding with the PRA.

#### **6. RETURNING BUSINESS:**

##### **(A) Chester Building:**

## **(1) Financial Statements:**

**Mr. Lavallee presented the July 2011 financial statements.**

## **(2) Chester Building Update:**

### **a. Signage Program Proposal:**

**Mr. Heath reported that he met with Attorney Garan yesterday and was not happy with the outcome of the new signage proposal and that the PRA Attorney will be hearing from his. Attorney Horan stated he will try and contact his attorney to see where the situation stands at the moment and will have an update at the next agency meeting.**

### **b. Energy Efficiency Upgrades – National Grid Proposal:**

**Mr. Heath reported that National Grid has completed the upgrades throughout the building and is pleased with the results.**

### **c. Vacant Space Showings:**

**Mr. Heath reported that he has not heard of any new interested clients and that it is a tough market out there. Mr. Heath stated he is going to keep Linda Dewing on from Places and Spaces Realty for a bit more in hopes of hearing from a prospective client.**

**d. Carpet Cleaning:**

**Mr. Heath reported that he had the carpets cleaned on the second and third floor offices of 175 Main Street.**

**(B) Property Disposition Updates:**

**1. 335 Main Street (Old Colony Bank):**

**In the interest of time, these items were tabled.**

**2. Front Street:**

**In the interest of time, these items were tabled.**

**3. 354 Pine Street:**

**In the interest of time, these items were tabled.**

**(C) Litigation Matters:**

**1. Silver Top Diner:**

**Attorney Horan stated the trial calendar is scheduled for September**

**26th.**

**(D) Foreclosure Response Program Update:**

**1. 242-244 Cottage Street:**

**Mr. Heath reported that this project is complete and we are waiting for a closing to occur.**

**2. 116-118 Prospect Street:**

**This item was tabled for the September meeting.**

**(E) PRA Commercial Loan Requests:**

**1. McDevitt Building, 23 Broad Street:**

**Ms. Linda Dewing, Places & Spaces Realty and Eduardo Farietta made a presentation with regards to the McDevitt Building, 23 Broad Street. Ms. Dewing stated she is looking into a PRA loan request in the amount of \$100,000 for the owners of the building. The loan would be utilized towards a new fire alarm system, the elevator, stairwell, and carpentry. Ms. Dewing stated there are no mortgage or lien holders on the property in which they are requesting the money.**

**Chairman Harty advised Ms. Dewing and Mr. Farietta that the board**

**will discuss the matter further and will let them know of the decision that is made.**

## **2. The Blackstone:**

**Mr. Thomas Lazieh made a presentation on behalf of The Blackstone (477 Main Street) with regards to a business loan request in the amount of \$20,000. Mr. Lazieh presented three (3) quotes for a HVAC System with the lowest quote being \$18,900.**

**Chairman Harty advised Mr. Lazieh that the board will discuss the matter further and will let him know of the decision that is made.**

**Upon a motion by Mr. Baxter and seconded by Mr. Lemoie and unanimously approved, the PRA Board agreed to provide a \$20,000 loan to The Blackstone with a rate of 5% for 10 years, contingent upon the partners co-signing the loan and a UCC filing on all business assets.**

## **7. NEW BUSINESS:**

**(a) Roosevelt Avenue Corridor District Plan Request from the Pawtucket Foundation (Thomas Mann, Executive Director to present at 12:45 p.m.):**

**Mr. Thomas Mann made a presentation on the Roosevelt Avenue District Plan. The Pawtucket Foundation is leading an effort to bring on a consultant to prepare a development plan which would include the surface parking lots in front of City Hall and 175 Main Street. Mr. Mann indicates that he is requesting assistance from area property owners in the project. He asks that PRA as a principal player in future redevelopment to participate at the \$10,000 level.**

**Chairman Harty advised Mr. Mann that the board will discuss the matter further and will let him know of the decision that is made.**

**Upon a motion by Mr. Harty and seconded by Mr. Lemoie and unanimously approved, it was agreed to provide a \$5,000 commitment to the Roosevelt Avenue Initiative with a pledge of \$5,000 for the future.**

**(b) Response to On-Call Architect Request/Next Steps:**

**This item was tabled until the September meeting.**

**(c) Bookkeeping Contract Extension:**

**This item was tabled until the September meeting.**

**(d) Personnel Evaluation Update:**

**This item was tabled until the September meeting.**

**8. NEXT MEETING:**

**The next meeting will be held on Tuesday, September 27, 2011 at 12:15 p.m.**

**9. ADJOURNMENT:**

**There being no further business, upon a motion by Mr. Harty, seconded by Mr. Lemoie and unanimously approved, the meeting was adjourned at 2:25 p.m.**